

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 20
Meeting Date: 12/13/01

SUBJECT: TEMPE SCHOOLS CREDIT UNION #SBD-2001.89

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by Tempe Schools Credit Union for a Final Subdivision Plan for one lot on 2.10 net acres at 2800 South Mill Avenue.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **TEMPE SCHOOLS CREDIT UNION** (Jim Simpson, President, property owner) for a Final Subdivision plat located at 2800 South Mill Avenue. The following approval is requested from the City of Tempe:

#SBD-2001.89 A Final Subdivision Plat for one lot on 2.10 net acres.

Document Name: 20011213devsrh03

Supporting Documents: Yes

SUMMARY: The Tempe Schools Credit Union is in the process of redeveloping their site at 2800 South Mill Avenue and the intention of this request is to combine 5 parcels (Tract B) into one lot. Tract B is part of the Nu-Vista Unit Five Subdivision, located at the southwest corner of Mill Avenue and Alameda Drive. The proposed subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

RECOMMENDATION: Staff - Approval
Public - None

ATTACHMENTS:

1. List of Attachments
 2. History & Facts / Description / Comments
 3. Conditions of Approval
-
- A. Location Map
 - B. Subdivision Plat

HISTORY & FACTS:

August 5, 1987.

The Design Review Board approved elevations, site plan, landscape plan for Tempe Schools Credit Union.

DESCRIPTION: Owner – Tempe Schools Credit Union, Jim Simpson - President
Applicant – D.D. & A. Inc., Stephen H. Daniels
Engineer – Gervasio and Associates, Inc.
Existing zoning – C-1
Total site area – 2.1 net acres
Number of lots proposed – 1

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REASON(S) FOR APPROVAL:

1. The plat appears to conform to the minimum requirements of Subdivision Ordinance No. 99.21.

**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Final Subdivision Plat shall be recorded **on, or before, December 13, 2002** with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Planning Division staff shall review details of the document format prior to recordation.

TEMPE SCHOOLS CREDIT UNION

SBD-2001.89



Location Map SEE OTHER SIDE FOR MORE INFORMATION

